

From: [Powell, Brian](#)
To: [Lockett, Jay P](#); [A Lannan](#); [Amy Lannan](#)
Cc: [Yates, David](#)
Subject: Re: 7425 St. Andrews Church Road
Date: Sunday, July 26, 2020 12:21:39 AM
Attachments: [2020.07.29 DRC Agenda.pdf](#)
[19DEVPLAN1087 DRC Staff Report_052219.pdf](#)
[Outlook-email logo.png](#)
[Outlook-twitter.png](#)
[Outlook-Facebook f.png](#)
Importance: High

Mrs. Lannan,

Please see the attached agenda with #7 being the requested 7425 St. Andrews Church Road amendment to the binding elements on the agenda set for 7/29/2020. It is important that any and all Forest Hills neighbors vocalize their concerns to Mr. Jay Lockett via email in advance so they can be provided to the DRC and also to participate as discussed in the below email from Mr. Lockett.

Jay,

Councilman Yates spoke in concert with the Forest Hills neighborhood in opposition to the previous request made May 16, 2019, to amend the binding elements to include auto sales. This request, once again asks that auto sales be permitted with an additional request to completely remove all limitation to the hours and days of operation.

Councilman Yates once again stands in opposition to the requested binding element amendments. Please ensure the DRC receives this message in advance of the meeting.

I. AUTO SALES CONCERNS:

- **Integrity of the Neighborhood:** This property abuts the Forest Hills neighborhood a modest residential community of 200+ homes with several of the neighbor's homes backing up to this property. The subject property sits at the entrance to the neighborhood and for years has functioned as a light duty auto repair facility convenient for the residents of Forest Hills and from around town to have their vehicles repaired close to home. The business was all internal, no flashy marketing flags, signage, filled lot of vehicles, etc. The property's C2 zoning was permitted in 1999 with the intentional heavy restriction of denying any other C-2 use other than light auto repair so as to compliment the significant residential community it neighbors.

*"Use of the subject site shall be limited to auto repair (no body work or auto painting, other than the incidental painting of small parts (rear view mirrors, etc. or touch up painting for dents or scratches) shall be permitted), auto sales and other uses permitted in the C-1 district. **There shall be no other C-2 commercial use of the property unless prior approval is obtained from the Planning Commission.**"*

- **Motorist Visual Pollution & Distraction:** Any expansion of C-2 uses to this property, beyond light automotive repair will subject the community to increased traffic, lighting, noise and signage to the degradation of the neighborhood. Windemere Drive at St. Andrews Church Road is already a common crash site with cars having difficulty seeing when turning out of the neighborhood and the lot has remained regularly empty for the past year. As an auto sales car lot, the business will seek the attention of motorists passing by with common marketing tactics that will decrease visibility and distract motorists both on St. Andrews Church Road and Windemere Drive. On top of this, the increase of stationary vehicles on site will be parked in the lot at the closest point to the road to catch the attention of drivers thus creating a significant line of sight concern for the over 200 neighbors turning out everyday.

II. DAYS & HOURS OF OPERATION:

- **Visual & Noise Pollution:** The 1999 binding elements intentionally limited the hours of operation to ensure the business activities did not cause undue burden to the residential community it immediately abuts. The removal of the reasonable hours of operation, of 8am-8pm, Monday-Saturday and closed on Sunday would remove the peace of mind the residents have had for the last 21 years, that noise from automotive repairs and traffic coming and going from the property would cease at a reasonable evening hour and not infringe upon them for at least one day of the week.

III. CONCLUSION:

- Councilman Yates asks that the Development Review Committee please deny the requested binding element amendments to 7425 St. Andrews Church Road and uphold the 1999 binding elements that protect the peace and integrity of the Forest Hills neighborhood while allowing a reasonable permitted commercial use of the subject property.

Thank you,

Brian Powell

Legislative Assistant

Councilman David Yates

District 25

601 West Jefferson St, 3rd floor

Louisville, KY 40202

Email: brian.powell@louisvilleky.gov

Office: (502) 574-1125

From: Powell, Brian <Brian.Powell@louisvilleky.gov>
Sent: Monday, July 13, 2020 3:58 PM
To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: Re: 7425 St. Andrews Church Road

Thank you Jay for your explanation.

Mrs. Lannan,

Although we cannot delay the review, I hope the provided options and opportunities to express the concerns will permit the Forest Hills neighbors to make their concerns heard, especially after last year's similar concerns should be a fresh reminder. Please feel free to respond with any further questions.

Thank you,

Brian Powell

Legislative Assistant
Councilman David Yates
District 25
601 West Jefferson St, 3rd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Sent: Monday, July 13, 2020 3:26 PM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: RE: 7425 St. Andrews Church Road

Brian,

There is not really any way to "postpone" a case where notice has already sent. At a hearing, the committee may choose to continue a case to another date or to a "date uncertain" which would then be noticed further once issues were addressed.

At this point, there is no real way to determine when we will be having in-person meetings again. As such, we can't just hold any case that has controversy around it.

My advice would be to get people to submit their concerns in writing prior to the hearing if they are

unsure about their ability to attend online. Perhaps the Forest Hills neighborhood group could collect comments from neighbors and add the names of people wishing to express concerns and submit that to me, so I can put it into the file and make it available for commissioners to consider.

The commissioners don't want to hear people get up and say the same concerns over and over, so perhaps collecting all the issues and having a designated person deliver them might be an effective way to lay out concerns.

People can also call me and leave a voicemail at 502-574-5159, I will return calls and take comments as I am able to. Email is the most efficient way to submit comments ahead of time.

[Upcoming Public Meetings](#) this link has information on meetings.

Regards,

Jay Lockett, AICP
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

<https://louisvilleky.gov/government/planning-design>



From: Powell, Brian <Brian.Powell@louisvilleky.gov>

Sent: Monday, July 13, 2020 12:27 PM

To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>

Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>

Subject: Re: 7425 St. Andrews Church Road

Jay,

How can the neighbors of Forest Hills officially request postponement?

Thank you,

Brian Powell

Legislative Assistant
Councilman David Yates
District 25
601 West Jefferson St, 3rd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Amy Lannan <aleann507@yahoo.com>
Sent: Monday, July 13, 2020 12:34 AM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>; Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>
Subject: Re: 7425 St. Andrews Church Road

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Brian & Jay,

I do think it would be a great disadvantage for the elderly neighbors as no one would be there to help them call in and help prompt them to be in the 'proper call.' I am hoping we can postpone this to another date as it would be 'fair' for all, and would allow us as neighbors to voice our concerns.

Thank you,

Amy Lannan
Forest Hills President

On Jul 12, 2020, at 9:51 PM, Powell, Brian <Brian.Powell@louisvilleky.gov> wrote:

Jay, Thank you!

Mrs. Lannan, President of Forest Hills asked before your latest message if it would be possible for the neighbors to request this item be delayed to permit the neighborhood an opportunity to speak in person.

I understand from the link you provided neighbors can call in on the phone via (415) 655-0001 and reference the event number as the access code. That access number has not been announced yet.

Even with this, is there any way for the neighbors to request the discussion on this item be postponed? Mrs. Lannan states that the remote meetings are disadvantageous for the elderly neighbors wanting to participate.

Mrs. Lannan does the call in option address your neighbors concerns about participation?

Thank you,

Brian Powell

Legislative Assistant
Councilman David Yates
District 25
601 West Jefferson St, 3rd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Sent: Friday, July 10, 2020 12:59 PM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: RE: 7425 St. Andrews Church Road

<https://louisvilleky.gov/government/upcoming-public-meetings>

Brian,

Our page there has information on public meetings, including how to watch or participate. If people are unable to join via live stream, they can call in through a phone. I would recommend people also send me comments in writing via email leading up to the hearing as well.

From: Powell, Brian <Brian.Powell@louisvilleky.gov>
Sent: Friday, July 10, 2020 12:36 PM

To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: Re: 7425 St. Andrews Church Road

Thank you Jay. As last year the neighbors are not happy about this even larger request. I would expect a good showing of neighbors are wanting to participate. I presume this meeting will be held remotely. How can neighbors take part?

Thank you,

Brian Powell

Legislative Assistant
Councilman David Yates
District 25
601 West Jefferson St, 3rd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Sent: Friday, July 10, 2020 9:21 AM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: RE: 7425 St. Andrews Church Road

Brian,

Attached are the current Binding Elements applicable to the subject site that were passed under 9-16-99. The applicant is requesting to delete Binding Elements 2 and 3. Last year there was a request to alter some of the Binding Elements and approve a Revised Detailed District Development Plan to allow the operation of a used car lot under docket 19DEVPLAN1087 and it was denied.

The current applicant is the property owner Sanh Nguyen.

Let me know if you have any further questions.

Regards,

Jay Lockett, AICP
Planner I

Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
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<Outlook-twitter.png>
<Outlook-Facebook f.png>

From: Powell, Brian <Brian.Powell@louisvilleky.gov>
Sent: Thursday, July 9, 2020 7:54 PM
To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Cc: Yates, David <David.Yates@louisvilleky.gov>; A Lannan <foresthills_25@yahoo.com>; Amy Lannan <aleann507@yahoo.com>
Subject: 7425 St. Andrews Church Road

Jay,

Can you please provide our office with the requested binding element changes and the current binding elements / previous case information for 7425 St. Andrews Church Road?

Thank you,

<Outlook-social-med.png>

Brian Powell

Legislative Assistant
Councilman David Yates
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